

LDWSF  
12.2.1.120  
12.3.54



FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name Russell L. Tousley, Esq. / TOUSLEY BRAIN  
Address AT&T Gateway Tower, Suite 5600  
700 Fifth Avenue  
City, State, Zip Seattle, Washington 98104

KING COUNTY  
EXCISE TAX PAID  
THIS SPACE PROVIDED FOR RECORDER'S USE:  
APR 26 1991  
E1186060

91/04/26 #1634 D  
RECD F 12.00  
RECFFE 2.00  
CRS:JL \*\*\*14.00

KING COUNTY  
EXCISE TAX PAID  
APR 26 1991  
E1186060

### Statutory Warranty Deed

THE GRANTOR LONE STAR INDUSTRIES, INC., a Delaware corporation (Debtor-In-Possession)

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys and warrants to LONE STAR NORTHWEST, INC., a Washington corporation, its tenancy in common interest in the following described real estate, situated in the County of King, State of Washington:

Described on Exhibit A attached hereto.

Including without limitation all of Grantor's interest in land and all improvements and appurtenances thereon, thereto and/or therein of any kind or nature whatsoever including without limitation all buildings, concrete batch plants, crushing plants, stackers, screens, docks, conveyors and reserves including aggregates.

Subject to all liens, encumbrances, leases and any and all other matters whether or not of record.

9104261634

Dated April 26, 1991  
LONE STAR INDUSTRIES, INC.,  
a Delaware corporation  
(Debtor-In-Possession)

By Kurt V. Blankmyer  
Kurt V. Blankmyer  
Vice-President

STATE OF CONNECTICUT  
COUNTY OF Fairfield

On this 19th day of April, 1991  
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kurt V. Blankmyer

with \_\_\_\_\_  
to me known to be the Vice President and \_\_\_\_\_ Secretary, respectively, of LONE STAR INDUSTRIES, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.  
[Signature]  
Notary Public in and for the State of Connecticut  
residing at Old Greenwich

CORNELIA M. KRAUS  
NOTARY PUBLIC  
LICENSE # 04222  
MY COMM. EXPIRES MARCH 31, 1995

USEPA SF  
1377504

EXHIBIT A

LEGAL DESCRIPTION

MAURY ISLAND - S.W. 260th, Maury Island, King County, WA.

THOSE PORTIONS OF GOVERNMENT LOT 3 IN SECTION 28, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;  
THENCE SOUTH 72 DEGREES 30'10" WEST 137.07 FEET;  
THENCE SOUTH 1042.07 FEET TO THE GOVERNMENT MEANDER LINE;  
THENCE ALONG SAID MEANDER LINE NORTH 53 DEGREES 00' EAST 163.69 FEET;  
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;  
EXCEPT THE NORTHERLY 10 FEET OF SAID PORTION; AND  
EXCEPT ANY PORTION THEREOF LYING WITHIN SOUTHWEST 260TH STREET AND 79TH AVE. S.W.

(BEING TRACT 9, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE NORTHERLY 10 FEET); AND

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;  
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;  
THENCE SOUTH 927.47 FEET TO THE GOVERNMENT MEANDER LINE;  
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;  
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;

(BEING TRACT 10, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF); AND

COMMENCING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;  
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;  
THENCE SOUTH 870.17 FEET TO THE GOVERNMENT MEANDER LINE;  
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;  
THENCE NORTH 927.47 FEET TO THE TRUE POINT OF BEGINNING;

(BEING TRACT 11, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;  
EXCEPT THE NORTHEAST QUARTER THEREOF; AND  
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET AND 79TH AVE. S.W.

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MAURY ISLAND - S.W. 260TH, Maury Island, King County, WA. - Continued

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 28;  
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION  
29, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,  
WASHINGTON;  
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 29;

TOGETHER WITH THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID  
SECTION 29;

TOGETHER WITH ALL OF GOVERNMENT LOT 5;  
EXCEPT THE WEST 672-2/7 FEET OF THE NORTH 700 FEET THEREOF IN SAID  
SECTION 29;

TOGETHER WITH ALL TIDE LANDS OF THE SECOND CLASS ADJOINING GOVERNMENT  
LOTS 3 AND 4 OF SECTION 28 AND GOVERNMENT LOTS 4 AND 5 OF SAID SECTION  
29;

ALL IN TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING  
COUNTY, WASHINGTON, EXTENDING TO THE LINE OF EXTREME LOW TIDE.

DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County WA

PARCEL A:

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 24 NORTH, RANGE  
4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND GOVERNMENT  
LOT 5, SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGINAL LINE OF EAST MARGINAL WAY  
SOUTH WHICH BEARS SOUTH 19 DEGREES 36'23" EAST 374.34 FEET FROM THE  
INTERSECTION OF SAID WESTERLY MARGINAL LINE WITH THE SOUTH LINE OF WEST  
FIDALGO STREET, AS SAID STREET WAS ESTABLISHED BY ORDINANCE NUMBER 80645  
OF THE CITY OF SEATTLE;  
THENCE CONTINUING SOUTH 19 DEGREES 36'23" EAST 330.22 FEET TO THE  
NORTHERLY LINE OF SLIP NUMBER 2;  
THENCE SOUTH 43 DEGREES 30'30" WEST 406.28 FEET;  
THENCE SOUTH 27 DEGREES 45'30" WEST 335.58 FEET TO THE SECTION LINE  
BETWEEN SAID SECTIONS 19 AND 30;  
THENCE SOUTH 71 DEGREES 55'46" WEST 50 FEET;  
THENCE SOUTH 25 DEGREES 46'00" WEST 198.878 FEET TO THE INTERSECTION OF  
THE EASTERLY LINE OF DUWAMISH WATERWAY AS NOW LOCATED AND ESTABLISHED  
WITH THE NORTHERLY LINE OF SAID SLIP NUMBER 2;  
THENCE NORTH 19 DEGREES 35'39" WEST ALONG THE EASTERLY LINE OF SAID  
WATERWAY 570.30 FEET TO THE SOUTHERLY BOUNDARY OF THAT PROPERTY CONVEYED  
TO KAISER GYPSUM CO. BY DEED RECORDED UNDER RECORDING NUMBER 4406913, IN  
KING COUNTY, WASHINGTON;  
THENCE FOLLOWING SAID SOUTHERLY BOUNDARY ALONG THE COURSES DESCRIBED AS  
FOLLOWS:

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DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County, WA. - Continued

THENCE NORTH 70 DEGREES 23'27" EAST 34 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY;  
THENCE SOUTH 49 DEGREES 16'06" EAST 134.10 FEET;  
THENCE NORTH 40 DEGREES 43'54" EAST 616.98 FEET;  
THENCE NORTH 70 DEGREES 02'54" EAST 97.67 FEET TO A POINT WHICH BEARS SOUTH 9 DEGREES 23'54" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 9 DEGREES 23'54" EAST 137.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19;  
THENCE SOUTH 89 DEGREES 23'29" WEST 16.38 FEET TO THE WEST MARGIN OF FIRST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492;  
THENCE NORTH ALONG SAID WEST MARGIN 474.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE WEST 132.00 FEET TO AN INTERSECTION WITH THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;  
THENCE NORTH 43 DEGREES 25'46" EAST ALONG SAID MEANDER LINE 154.38 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF EAST MARGINAL WAY, AS ESTABLISHED BY CITY OF SEATTLE ORDINANCE NO. 32881;  
THENCE SOUTH 19 DEGREES 36'23" EAST ALONG SAID WESTERLY MARGIN 77.10 FEET TO AN INTERSECTION WITH THE BEFORE DESCRIBED WEST MARGIN OF FIRST AVENUE SOUTH;  
THENCE SOUTH 39.49 FEET TO THE POINT OF BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, BOTH IN TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 30, WHICH POINT LIES SOUTH 89 DEGREES 23'29" WEST 148.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30;  
THENCE NORTH 176.19 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 300.00 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;  
THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSE AND DISTANCES; SOUTH

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DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County, WA. - Continued

43 DEGREES 25'46" WEST 250.80 FEET;  
THENCE SOUTH 27 DEGREES 56'40" WEST 336.82 FEET TO A POINT ON THE NORTH  
LINE OF SAID SECTION 30;  
THENCE SOUTH 71 DEGREES 48'51" WEST 50.00 FEET;  
THENCE SOUTH 23 DEGREES 38'45" WEST 199.24 FEET TO A POINT ON THE  
EASTERLY RIGHT OF WAY OF COMMERCIAL WATERWAY DISTRICT NO. 1;  
THENCE SOUTH 19 DEGREES 35'39" EAST ALONG SAID RIGHT OF WAY 236.33 FEET;  
THENCE NORTH 29 DEGREES 53'50" EAST 589.99 FEET;  
THENCE NORTH 46 DEGREES 29'18" EAST 125.00 FEET TO THE TRUE POINT OF  
BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION  
19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;  
THENCE SOUTH 89 DEGREES 23'29" WEST ALONG THE SOUTH LINE OF SAID SECTION  
19, 148.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 132.00  
FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH AS ESTABLISHED IN  
COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381,  
AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138  
AND 82492;  
THENCE NORTH ALONG SAID PARALLEL LINE 237.34 FEET TO THE TRUE POINT OF  
BEGINNING;  
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 238.85 FEET TO A POINT  
ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;  
THENCE EAST 132.00 FEET TO A POINT ON SAID WEST MARGIN OF 1ST AVENUE  
SOUTH;  
THENCE SOUTH ALONG SAID WEST MARGIN 237.44 FEET;  
THENCE SOUTH 89 DEGREES 23'29" WEST 132.00 FEET TO THE POINT OF BEGINNING.

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA.

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF  
SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING  
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A  
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE  
EASTERLY LINE OF WEST MARGINAL WAY;  
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE  
OF 51.69 FEET;  
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL  
FENCE POST AS EXISTED ON JANUARY 11, 1985;  
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL  
FENCE POST;

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;  
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;  
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;  
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;  
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;  
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE  
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;  
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF  
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A  
DISTANCE OF 572.48 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;  
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE  
TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR  
INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,  
AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING  
NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE  
SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24  
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG  
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE  
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A  
DISTANCE OF 27.52 FEET;  
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE  
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY  
SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A  
DISTANCE OF 25.65 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE  
POINT OF BEGINNING; AND

TOGETHER WITH EASEMENTS AND RIGHTS OF WAY FOR RAILROAD SPUR TRACKS AND  
APPURTENANCES THERETO AS ESTABLISHED BY INSTRUMENTS RECORDED APRIL 10,  
1944 IN VOLUME 2218 OF DEEDS, PAGE 502, UNDER RECORDING NUMBER 3379020,  
RECORDED APRIL 10, 1944 IN VOLUME 2218 OF DEEDS, PAGE 504, UNDER  
RECORDING NUMBER 3379021, AND RECORDED APRIL 27, 1944 IN VOLUME 2224 OF  
DEEDS, PAGE 301, UNDER RECORDING NUMBER 3383330;

TOGETHER WITH THE RIGHT TO EXTEND SAID EASEMENTS TO THE NORTH LINE OF THE  
SOUTH 16.83 FEET OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 24 NORTH,  
RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AS  
RESERVED IN INSTRUMENT RECORDED DECEMBER 21, 1964 UNDER RECORDING NUMBER  
5824664.

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PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST 1,303.09 FEET. ALONG THE QUARTER SECTION LINE, TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 181.22 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 734.46 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET, TO THE WEST LINE OF GOVERNMENT LOT 6 IN SAID SECTION 19;  
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 600 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;  
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.01 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 27.52 FEET;  
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 25.65 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE POINT OF BEGINNING; AND  
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

COMMENCING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A  
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE  
EASTERLY LINE OF WEST MARGINAL WAY;  
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE  
OF 51.69 FEET;  
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL  
FENCE POST AS EXISTED ON JANUARY 11, 1985;  
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL  
FENCE POST;  
THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;  
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;  
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;  
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;  
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;  
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE  
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;  
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF  
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A  
DISTANCE OF 572.48 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;  
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE  
TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR  
INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,  
AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING  
NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE  
SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24  
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;

THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG  
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE  
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A  
DISTANCE OF 27.52 FEET;  
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE  
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY  
SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A  
DISTANCE OF 25.65 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE  
POINT OF BEGINNING.

9104261634

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# Chicago Title Insurance Company

RECEIVED THIS DAY

APR 24 1991

FILED FOR RECORD AT REQUEST OF

RECORD DIVISION  
WASHINGTON STATE  
COUNTY OF KING

THIS SPACE PROVIDED FOR RECORDER'S USE:

**KING COUNTY  
EXCISE TAX DUE**

APR 23 1991

**E1185416**

WHEN RECORDED RETURN TO

Name Russell F. Tousley, Esq / TOUSLEY BRAIN

56th Floor, AT&T Gateway Tower

Address 700 Fifth Avenue

City, State, Zip Seattle, WA 98104-5056

## Statutory Warranty Deed

THE GRANTOR ONODA NORTHWEST, INC., a Delaware corporation      91/04/24      #0963 1A

REC'D F      12.00

REC FEE      2.00

CASHSL      \*\*\*14.00

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~~XXXXXXXXXXXXXXXXXXXX~~

~~As grantor~~, conveys and warrants to LONE STAR NORTHWEST, INC., a Washington corporation, its wholly owned subsidiary, all of its tenancy-in-common interest in the following described real estate, situated in the County of King, State of Washington:

Described on Exhibit A attached hereto.

Including without limitation all improvements and appurtenances thereon, thereto and/or therein of any kind or nature whatsoever, including without limitation all buildings, concrete batch plants, crushing plants, stackers, screens, docks, conveyors, and reserves including aggregates.

SUBJECT TO all liens, encumbrances, leases and any and all other matters whether or not of record.

9104240963

Dated April 24, 19 91      ONODA NORTHWEST, INC.  
a Delaware corporation

By: Yoshio Watanabe  
Yoshio Watanabe  
President

STATE OF WASHINGTON  
COUNTY OF KING      ss.  
On this 24 day of April, 19 91  
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Yoshio Watanabe

to the known to be the President ~~XXXXXXXXXXXXXXXXXXXX~~  
ONODA NORTHWEST, INC.  
the corporation, who executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein expressed, and on oath stated that he was authorized to execute the said instrument and that the seal affixed to the corporate seal of said corporation.

Kathleen J. Habber  
Notary Public in and for the State of Washington  
Residing at Seattle, WA



EXHIBIT A

LEGAL DESCRIPTION

MAURY ISLAND - S.W. 260th, Maury Island, King County, WA.

THOSE PORTIONS OF GOVERNMENT LOT 3 IN SECTION 28, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;  
THENCE SOUTH 72 DEGREES 30'10" WEST 137.07 FEET;  
THENCE SOUTH 1042.07 FEET TO THE GOVERNMENT MEANDER LINE;  
THENCE ALONG SAID MEANDER LINE NORTH 53 DEGREES 00' EAST 163.69 FEET;  
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;  
EXCEPT THE NORTHERLY 10 FEET OF SAID PORTION; AND  
EXCEPT ANY PORTION THEREOF LYING WITHIN SOUTHWEST 260TH STREET AND 79TH AVE. S.W.

(BEING TRACT 9, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE NORTHERLY 10 FEET); AND

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;  
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;  
THENCE SOUTH 927.47 FEET TO THE GOVERNMENT MEANDER LINE;  
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;  
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;

(BEING TRACT 10, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF); AND

COMMENCING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;  
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;  
THENCE SOUTH 870.17 FEET TO THE GOVERNMENT MEANDER LINE;  
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;  
THENCE NORTH 927.47 FEET TO THE TRUE POINT OF BEGINNING;

(BEING TRACT 11, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;  
EXCEPT THE NORTHEAST QUARTER THEREOF; AND  
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET AND 79TH AVE. S.W.

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MAURY ISLAND - S.W. 260TH, Maury Island, King County, WA. - Continued

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 28;  
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION  
29, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,  
WASHINGTON;  
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 29;

TOGETHER WITH THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID  
SECTION 29;

TOGETHER WITH ALL OF GOVERNMENT LOT 5;  
EXCEPT THE WEST 672-2/7 FEET OF THE NORTH 700 FEET THEREOF IN SAID  
SECTION 29;

TOGETHER WITH ALL TIDE LANDS OF THE SECOND CLASS ADJOINING GOVERNMENT  
LOTS 3 AND 4 OF SECTION 28 AND GOVERNMENT LOTS 4 AND 5 OF SAID SECTION  
29;

ALL IN TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING  
COUNTY, WASHINGTON, EXTENDING TO THE LINE OF EXTREME LOW TIDE.

DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County WA

PARCEL A:

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 24 NORTH, RANGE  
4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND GOVERNMENT  
LOT 5, SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGINAL LINE OF EAST MARGINAL WAY  
SOUTH WHICH BEARS SOUTH 19 DEGREES 36'23" EAST 374.34 FEET FROM THE  
INTERSECTION OF SAID WESTERLY MARGINAL LINE WITH THE SOUTH LINE OF WEST  
FIDALGO STREET, AS SAID STREET WAS ESTABLISHED BY ORDINANCE NUMBER 80645  
OF THE CITY OF SEATTLE;  
THENCE CONTINUING SOUTH 19 DEGREES 36'23" EAST 330.22 FEET TO THE  
NORTHERLY LINE OF SLIP NUMBER 2;  
THENCE SOUTH 43 DEGREES 30'30" WEST 406.28 FEET;  
THENCE SOUTH 27 DEGREES 45'30" WEST 335.58 FEET TO THE SECTION LINE  
BETWEEN SAID SECTIONS 19 AND 30;  
THENCE SOUTH 71 DEGREES 55'46" WEST 50 FEET;  
THENCE SOUTH 25 DEGREES 46'00" WEST 198.878 FEET TO THE INTERSECTION OF  
THE EASTERLY LINE OF DUWAMISH WATERWAY AS NOW LOCATED AND ESTABLISHED  
WITH THE NORTHERLY LINE OF SAID SLIP NUMBER 2;  
THENCE NORTH 19 DEGREES 35'39" WEST ALONG THE EASTERLY LINE OF SAID  
WATERWAY 570.30 FEET TO THE SOUTHERLY BOUNDARY OF THAT PROPERTY CONVEYED  
TO KAISER GYPSUM CO. BY DEED RECORDED UNDER RECORDING NUMBER 4406913, IN  
KING COUNTY, WASHINGTON;  
THENCE FOLLOWING SAID SOUTHERLY BOUNDARY ALONG THE COURSES DESCRIBED AS  
FOLLOWS:

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THENCE NORTH 70 DEGREES 23'37" EAST 34 FEET TO AN ANGLE POINT IN SAID SOUTHERL. BOUNDARY;  
THENCE SOUTH 49 DEGREES 16'06" EAST 134.10 FEET;  
THENCE NORTH 40 DEGREES 43'54" EAST 616.98 FEET;  
THENCE NORTH 70 DEGREES 02'54" EAST 97.67 FEET TO A POINT WHICH BEARS SOUTH 9 DEGREES 23'54" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 9 DEGREES 23'54" EAST 137.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19;  
THENCE SOUTH 89 DEGREES 23'29" WEST 16.38 FEET TO THE WEST MARGIN OF FIRST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492;  
THENCE NORTH ALONG SAID WEST MARGIN 474.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE WEST 132.00 FEET TO AN INTERSECTION WITH THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;  
THENCE NORTH 43 DEGREES 25'46" EAST ALONG SAID MEANDER LINE 154.38 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF EAST MARGINAL WAY, AS ESTABLISHED BY CITY OF SEATTLE ORDINANCE NO. 32881;  
THENCE SOUTH 19 DEGREES 36'23" EAST ALONG SAID WESTERLY MARGIN 77.10 FEET TO AN INTERSECTION WITH THE BEFORE DESCRIBED WEST MARGIN OF FIRST AVENUE SOUTH;  
THENCE SOUTH 39.49 FEET TO THE POINT OF BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, BOTH IN TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 30, WHICH POINT LIES SOUTH 89 DEGREES 23'29" WEST 148.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30;  
THENCE NORTH 176.19 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 300.00 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;  
THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSE AND DISTANCES; SOUTH

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DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County, WA. - Continued

43 DEGREES 25'46" WEST 250.80 FEET;  
THENCE SOUTH 27 DEGREES 56'40" WEST 336.82 FEET TO A POINT ON THE NORTH  
LINE OF SAID SECTION 30;  
THENCE SOUTH 71 DEGREES 48'51" WEST 50.00 FEET;  
THENCE SOUTH 23 DEGREES 38'45" WEST 199.24 FEET TO A POINT ON THE  
EASTERLY RIGHT OF WAY OF COMMERCIAL WATERWAY DISTRICT NO. 1;  
THENCE SOUTH 19 DEGREES 35'39" EAST ALONG SAID RIGHT OF WAY 236.33 FEET;  
THENCE NORTH 29 DEGREES 53'50" EAST 589.99 FEET;  
THENCE NORTH 46 DEGREES 29'18" EAST 125.00 FEET TO THE TRUE POINT OF  
BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION  
19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;  
THENCE SOUTH 89 DEGREES 23'29" WEST ALONG THE SOUTH LINE OF SAID SECTION  
19, 148.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 132.00  
FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH AS ESTABLISHED IN  
COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381,  
AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138  
AND 82492;  
THENCE NORTH ALONG SAID PARALLEL LINE 237.34 FEET TO THE TRUE POINT OF  
BEGINNING;  
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 238.85 FEET TO A POINT  
ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;  
THENCE EAST 132.00 FEET TO A POINT ON SAID WEST MARGIN OF 1ST AVENUE  
SOUTH;  
THENCE SOUTH ALONG SAID WEST MARGIN 237.44 FEET;  
THENCE SOUTH 89 DEGREES 23'29" WEST 132.00 FEET TO THE POINT OF BEGINNING.

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA.

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF  
SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING  
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A  
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE  
EASTERLY LINE OF WEST MARGINAL WAY;  
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE  
OF 51.69 FEET;  
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL  
FENCE POST AS EXISTED ON JANUARY 11, 1985;  
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL  
FENCE POST;

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;  
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;  
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;  
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;  
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;  
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE  
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;  
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF  
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A  
DISTANCE OF 572.48 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;  
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE  
TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR  
INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,  
AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING  
NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE  
SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24  
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG  
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE  
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A  
DISTANCE OF 27.52 FEET;  
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE  
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY  
SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A  
DISTANCE OF 25.65 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE  
POINT OF BEGINNING; AND

TOGETHER WITH EASEMENTS AND RIGHTS OF WAY FOR RAILROAD SPUR TRACKS AND  
APPURTENANCES THERETO AS ESTABLISHED BY INSTRUMENTS RECORDED APRIL 10,  
1944 IN VOLUME 2218 OF DEEDS, PAGE 502, UNDER RECORDING NUMBER 3379020,  
RECORDED APRIL 10, 1944 IN VOLUME 2218 OF DEEDS, PAGE 504, UNDER  
RECORDING NUMBER 3379021, AND RECORDED APRIL 27, 1944 IN VOLUME 2224 OF  
DEEDS, PAGE 301, UNDER RECORDING NUMBER 3383330;

TOGETHER WITH THE RIGHT TO EXTEND SAID EASEMENTS TO THE NORTH LINE OF THE  
SOUTH 16.83 FEET OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 24 NORTH,  
RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AS  
RESERVED IN INSTRUMENT RECORDED DECEMBER 21, 1964 UNDER RECORDING NUMBER  
5824664.

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PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST 1,303.09 FEET. ALONG THE QUARTER SECTION LINE, TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 181.22 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 734.46 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET, TO THE WEST LINE OF GOVERNMENT LOT 6 IN SAID SECTION 19;  
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 600 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;  
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.01 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 27.52 FEET;  
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 25.65 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE POINT OF BEGINNING; AND  
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE CENTER OF SAID SECTION 19;  
 THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A  
 DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE  
 EASTERLY LINE OF WEST MARGINAL WAY;  
 THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE  
 OF 51.69 FEET;  
 THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL  
 FENCE POST AS EXISTED ON JANUARY 11, 1985;  
 THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL  
 FENCE POST;  
 THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;  
 THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;  
 THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;  
 THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;  
 THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;  
 THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE  
 NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;  
 THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF  
 102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
 THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A  
 DISTANCE OF 572.48 FEET;  
 THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;  
 THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;  
 THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE  
 TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR  
 INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,  
 AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING  
 NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE  
 SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24  
 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,  
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
 THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG  
 SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE  
 WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
 THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A  
 DISTANCE OF 27.52 FEET;  
 THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE  
 EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY  
 SUPERIOR COURT CAUSE NUMBER 128924;  
 THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A  
 DISTANCE OF 25.65 FEET;  
 THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE  
 POINT OF BEGINNING.

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Chicago Title Insurance Company

FILED FOR RECORD AT REQUEST OF

FILED APR 12 1991

THIS SPACE PROVIDED FOR RECORDER'S USE.

KING COUNTY NO EXCISE TAX DUE APR 12 1991 E1183771

WHEN RECORDED RETURN TO Russell F. Tousley, Esq. Name TOUSLEY BRAIN Address AT&T Gateway Tower, Suite 5600 700 Fifth Avenue City, State, Zip Seattle, WA 98104

91-04-12 RECD F 12.00 #0984 REC FEE 2.00 CASHSL \*\*\*14.00

Statutory Warranty Deed

THE GRANTOR LONE STAR NORTHWEST, a Washington general partnership.

for and in consideration of dissolution of Grantor

in hand paid, conveys and warrants to its general partners, Lone Star Industries, Inc., a Delaware corporation (Debtor-in-Possession), and Onoda Northwest, Inc., a Delaware corporation, as tenants in common in proportion to the balances in their respective capital accounts. the following described real estate, situated in the County of King, State of Washington:

Described on Exhibit A attached hereto.

Including without limitation all of Grantor's interest in land and all improvements and appurtenances thereon, thereto and/or therein of any kind or nature whatsoever including without limitation all buildings, concrete batch plants, crushing plants, stackers, screens, docks, conveyors and reserves including aggregates.

Subject to all liens, encumbrances, leases and any and all other matters whether or not of record.

9104120984

Dated APR 12 1991

LONE STAR NORTHWEST a Washington general partnership By: William C. Parfitt, Jr. Vice President

STATE OF WASHINGTON COUNTY OF

On this day personally appeared before me to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of 19

Notary Public in and for the State of Washington, residing at F 9235 R 11/84 LPB-10

STATE OF WASHINGTON COUNTY OF KING

On this 12th day of April, 1991 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William C. Parfitt, Jr.

Witness my hand and official seal this day and year first above written. William C. Parfitt, Jr. Vice President of Lone Star Northwest. Notary Public in and for the State of Washington, residing at

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

COMMENCING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A  
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE  
EASTERLY LINE OF WEST MARGINAL WAY;  
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE  
OF 51.69 FEET;  
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL  
FENCE POST AS EXISTED ON JANUARY 11, 1985;  
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL  
FENCE POST;  
THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;  
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;  
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;  
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;  
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;  
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE  
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;  
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF  
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A  
DISTANCE OF 572.48 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;  
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE  
TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR  
INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,  
AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING  
NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE  
SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24  
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;

THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG  
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE  
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A  
DISTANCE OF 27.52 FEET;  
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE  
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY  
SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A  
DISTANCE OF 25.65 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE  
POINT OF BEGINNING.

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST 1,303.09 FEET. ALONG THE QUARTER SECTION LINE, TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 181.22 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 734.46 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET, TO THE WEST LINE OF GOVERNMENT LOT 6 IN SAID SECTION 19;  
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 600 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;  
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.01 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 27.52 FEET;  
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 25.65 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE POINT OF BEGINNING; AND  
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;  
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 777.43 FEET;  
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;  
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;  
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;  
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE  
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;  
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF  
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A  
DISTANCE OF 572.48 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;  
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE  
TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR  
INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,  
AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING  
NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE  
SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24  
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG  
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE  
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A  
DISTANCE OF 27.52 FEET;  
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE  
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY  
SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A  
DISTANCE OF 25.65 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE  
POINT OF BEGINNING; AND

TOGETHER WITH EASEMENTS AND RIGHTS OF WAY FOR RAILROAD SPUR TRACKS AND  
APPURTENANCES THERETO AS ESTABLISHED BY INSTRUMENTS RECORDED APRIL 10,  
1944 IN VOLUME 2218 OF DEEDS, PAGE 502, UNDER RECORDING NUMBER 3379020,  
RECORDED APRIL 10, 1944 IN VOLUME 2218 OF DEEDS, PAGE 504, UNDER  
RECORDING NUMBER 3379021, AND RECORDED APRIL 27, 1944 IN VOLUME 2224 OF  
DEEDS, PAGE 301, UNDER RECORDING NUMBER 3383330;

TOGETHER WITH THE RIGHT TO EXTEND SAID EASEMENTS TO THE NORTH LINE OF THE  
SOUTH 16.83 FEET OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 24 NORTH,  
RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AS  
RESERVED IN INSTRUMENT RECORDED DECEMBER 21, 1964 UNDER RECORDING NUMBER  
5824664.

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DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County, WA. - Continued

43 DEGREES 25'46" WEST 250.80 FEET;  
THENCE SOUTH 27 DEGREES 56'40" WEST 336.82 FEET TO A POINT ON THE NORTH  
LINE OF SAID SECTION 30;  
THENCE SOUTH 71 DEGREES 48'51" WEST 50.00 FEET;  
THENCE SOUTH 23 DEGREES 38'45" WEST 199.24 FEET TO A POINT ON THE  
EASTERLY RIGHT OF WAY OF COMMERCIAL WATERWAY DISTRICT NO. 1;  
THENCE SOUTH 19 DEGREES 35'39" EAST ALONG SAIL RIGHT OF WAY 236.33 FEET;  
THENCE NORTH 29 DEGREES 53'50" EAST 589.99 FEET;  
THENCE NORTH 46 DEGREES 29'18" EAST 125.00 FEET TO THE TRUE POINT OF  
BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION  
19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;  
THENCE SOUTH 89 DEGREES 23'29" WEST ALONG THE SOUTH LINE OF SAID SECTION  
19, 148.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 132.00  
FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH AS ESTABLISHED IN  
COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381,  
AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138  
AND 82492;  
THENCE NORTH ALONG SAID PARALLEL LINE 237.34 FEET TO THE TRUE POINT OF  
BEGINNING;  
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 238.85 FEET TO A POINT  
ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;  
THENCE EAST 132.00 FEET TO A POINT ON SAID WEST MARGIN OF 1ST AVENUE  
SOUTH;  
THENCE SOUTH ALONG SAID WEST MARGIN 237.44 FEET;  
THENCE SOUTH 89 DEGREES 23'29" WEST 132.00 FEET TO THE POINT OF BEGINNING.

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA.

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF  
SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING  
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A  
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE  
EASTERLY LINE OF WEST MARGINAL WAY;  
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE  
OF 51.69 FEET;  
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL  
FENCE POST AS EXISTED ON JANUARY 11, 1985;  
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL  
FENCE POST;

25x80

32x100

DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County, WA. - Continued

THENCE NORTH 70 DEGREES 23'37" EAST 34 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY;  
THENCE SOUTH 49 DEGREES 16'06" EAST 134.10 FEET;  
THENCE NORTH 40 DEGREES 43'54" EAST 616.98 FEET;  
THENCE NORTH 70 DEGREES 02'54" EAST 97.67 FEET TO A POINT WHICH BEARS SOUTH 9 DEGREES 23'54" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 9 DEGREES 23'54" EAST 137.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19;  
THENCE SOUTH 89 DEGREES 23'29" WEST 16.38 FEET TO THE WEST MARGIN OF FIRST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492;  
THENCE NORTH ALONG SAID WEST MARGIN 474.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE WEST 132.00 FEET TO AN INTERSECTION WITH THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;  
THENCE NORTH 43 DEGREES 25'46" EAST ALONG SAID MEANDER LINE 154.38 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF EAST MARGINAL WAY, AS ESTABLISHED BY CITY OF SEATTLE ORDINANCE NO. 32881;  
THENCE SOUTH 19 DEGREES 36'23" EAST ALONG SAID WESTERLY MARGIN 77.10 FEET TO AN INTERSECTION WITH THE BEFORE DESCRIBED WEST MARGIN OF FIRST AVENUE SOUTH;  
THENCE SOUTH 39.49 FEET TO THE POINT OF BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, BOTH IN TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 30, WHICH POINT LIES SOUTH 89 DEGREES 23'29" WEST 148.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30;  
THENCE NORTH 176.19 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 300.00 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;  
THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSE AND DISTANCES; SOUTH

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MAURY ISLAND - S.W. 260TH, Maury Island, King County, WA. - Continued

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 28;  
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION  
29, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,  
WASHINGTON;  
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 29;

TOGETHER WITH THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID  
SECTION 29;

TOGETHER WITH ALL OF GOVERNMENT LOT 5;  
EXCEPT THE WEST 672-2/7 FEET OF THE NORTH 700 FEET THEREOF IN SAID  
SECTION 29;

TOGETHER WITH ALL TIDE LANDS OF THE SECOND CLASS ADJOINING GOVERNMENT  
LOTS 3 AND 4 OF SECTION 28 AND GOVERNMENT LOTS 4 AND 5 OF SAID SECTION  
29;

ALL IN TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING  
COUNTY, WASHINGTON, EXTENDING TO THE LINE OF EXTREME LOW TIDE.

DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County WA

PARCEL A:

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 24 NORTH, RANGE  
4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND GOVERNMENT  
LOT 5, SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,  
IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGINAL LINE OF EAST MARGINAL WAY  
SOUTH WHICH BEARS SOUTH 19 DEGREES 16'23" EAST 374.34 FEET FROM THE  
INTERSECTION OF SAID WESTERLY MARGINAL LINE WITH THE SOUTH LINE OF WEST  
FIDALGO STREET, AS SAID STREET WAS ESTABLISHED BY ORDINANCE NUMBER 80645  
OF THE CITY OF SEATTLE;  
THENCE CONTINUING SOUTH 19 DEGREES 36'23" EAST 330.22 FEET TO THE  
NORTHERLY LINE OF SLIP NUMBER 2;  
THENCE SOUTH 43 DEGREES 10'30" WEST 406.28 FEET;  
THENCE SOUTH 27 DEGREES 45'30" WEST 335.58 FEET TO THE SECTION LINE  
BETWEEN SAID SECTIONS 19 AND 30;  
THENCE SOUTH 71 DEGREES 55'46" WEST 50 FEET;  
THENCE SOUTH 25 DEGREES 46'00" WEST 198.878 FEET TO THE INTERSECTION OF  
THE EASTERLY LINE OF DUWAMISH WATERWAY AS NOW LOCATED AND ESTABLISHED  
WITH THE NORTHERLY LINE OF SAID SLIP NUMBER 2;  
THENCE NORTH 19 DEGREES 35'39" WEST ALONG THE EASTERLY LINE OF SAID  
WATERWAY 570.30 FEET TO THE SOUTHERLY BOUNDARY OF THAT PROPERTY CONVEYED  
TO KAISER GYPSUM CO. BY DEED RECORDED UNDER RECORDING NUMBER 4406913, IN  
KING COUNTY, WASHINGTON;  
THENCE FOLLOWING SAID SOUTHERLY BOUNDARY ALONG THE COURSES DESCRIBED AS  
FOLLOWS:

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EXHIBIT A  
LEGAL DESCRIPTION

MAURY ISLAND - S.W. 260th, Maury Island, King County, WA.

THOSE PORTIONS OF GOVERNMENT LOT 3 IN SECTION 28, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;  
THENCE SOUTH 72 DEGREES 30'10" WEST 137.07 FEET;  
THENCE SOUTH 1042.07 FEET TO THE GOVERNMENT MEANDER LINE;  
THENCE ALONG SAID MEANDER LINE NORTH 53 DEGREES 00' EAST 163.69 FEET;  
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;  
EXCEPT THE NORTHERLY 10 FEET OF SAID PORTION; AND  
EXCEPT ANY PORTION THEREOF LYING WITHIN SOUTHWEST 260TH STREET AND 79TH AVE. S.W.

(BEING TRACT 9, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE NORTHERLY 10 FEET); AND

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;  
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;  
THENCE SOUTH 927.47 FEET TO THE GOVERNMENT MEANDER LINE;  
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;  
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;

(BEING TRACT 10, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF); AND

COMMENCING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;  
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;  
THENCE SOUTH 870.17 FEET TO THE GOVERNMENT MEANDER LINE;  
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;  
THENCE NORTH 927.47 FEET TO THE TRUE POINT OF BEGINNING;

(BEING TRACT 11, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;  
EXCEPT THE NORTHEAST QUARTER THEREOF; AND  
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET AND 79TH AVE. S.W.

9104120984



EXHIBIT A

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST 1,303.09 FEET, ALONG THE QUARTER SECTION LINE, TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 181.22 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 734.46 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET, TO THE WEST LINE OF GOVERNMENT LOT 6 IN SAID SECTION 19;  
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 600 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;  
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;  
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.01 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 27.52 FEET;  
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 25.65 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC, AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;  
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;  
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 27.52 FEET;  
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;  
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 25.65 FEET;  
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE POINT OF BEGINNING; AND

TOGETHER WITH EASEMENTS AND RIGHTS OF WAY FOR RAILROAD SPUR TRACKS AND APPURTENANCES THERETO AS ESTABLISHED BY INSTRUMENTS RECORDED APRIL 10, 1944 IN VOLUME 2218 OF DEEDS, PAGE 502, UNDER RECORDING NUMBER 3379020, RECORDED APRIL 10, 1944 IN VOLUME 2218 OF DEEDS, PAGE 504, UNDER RECORDING NUMBER 3379021, AND RECORDED APRIL 27, 1944 IN VOLUME 2224 OF DEEDS, PAGE 301, UNDER RECORDING NUMBER 3383330;

TOGETHER WITH THE RIGHT TO EXTEND SAID EASEMENTS TO THE NORTH LINE OF THE SOUTH 16.83 FEET OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AS RESERVED IN INSTRUMENT RECORDED DECEMBER 21, 1964 UNDER RECORDING NUMBER 5824664.

8712171123

Parcel 15 (1)

D. Hawks.

TICOR TITLE INSURANCE COMPANY  
1008 WESTERN AVE. SEATTLE WA 98104

7363233 FR.

TERMINATION OF LEASE

THIS TERMINATION OF LEASE ("Termination") is made this 11 day of April, 1987 by and between ARTHUR A. RIEDEL ("Riedel") and PIONEER CONSTRUCTION MATERIALS CO., a Division of RIEDEL INTERNATIONAL, INC., an Oregon corporation ("Pioneer"), with respect to the following facts.

RECITALS

A. Pursuant to Lease dated August 12, 1986, (the "Lease"), between Riedel, as landlord, and Pioneer, as tenant, Pioneer has been occupying the premises commonly known as 6333 First Avenue South, Seattle, King County, Washington and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

B. The Lease is scheduled to expire on AUGUST 11, 1996 by its terms, with Pioneer having two five (5) year options to renew.

C. Riedel and Riedel International, Inc. ("RII") have entered into a Purchase Agreement dated MARCH 3, 1987 concerning the sale of certain assets of Riedel and RII to Lone Star Industries, Inc., a Delaware corporation ("Lone Star"), which sale includes the interest of Pioneer, as lessee, under the Lease.

D. Lone Star desires to enter into a new lease with Riedel, rather than to assume the Lease or sublet the Property from Pioneer. Riedel and Pioneer now desire to terminate the Lease in order to allow Lone Star to enter into a new lease with Riedel with respect to the Property.

NOW, THEREFORE, the parties hereto do hereby agree as follows:

1. The Lease is hereby terminated and of no further force and effect. The rights and obligations of Riedel and Pioneer shall terminate upon execution of this Termination and the simultaneous execution by Riedel and Lone Star of a new lease of the Property.

*[Handwritten signature]*

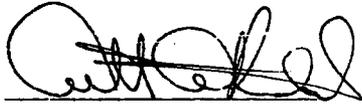
FILED IN... REQUEST OF  
TICOR TITLE INSURANCE CO.  
1008 WESTERN AVE., SUITE 200  
SEATTLE, WA 98104

A 363233 6-10  
8704081470

FILED IN... REQUEST OF  
TICOR TITLE INSURANCE CO.  
1008 WESTERN AVE., SUITE 200  
SEATTLE, WA 98104  
10 00

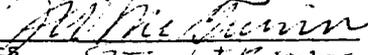
IN WITNESS WHEREOF, the parties hereto have executed  
this Termination as of the day and year first above written.

Arthur A. Riedel



Pioneer Construction Materials  
Co., a Division of Riedel  
International, Inc.

By:   
Its President

By:   
Its SECRETARY

8704081470

APR 8 4 31 PM '87  
BY THE CLERK OF  
RIEDEL INTERNATIONAL  
KING OF PRUSSIA, PA

RECEIVED THIS DAY

8704081470

STATE OF OREGON )  
 ) ss.  
COUNTY OF MULTNOMAH )

On this 7th day of April, 1987, before me, a Notary Public in and for the State of Oregon duly commissioned and sworn, personally appeared RONALD G. WITCOSKY and JOSEPH R. MCGUINN, to me known to be the President and Secretary/Treasurer, respectively, of RIEDEL INTERNATIONAL, INC., the corporation named in and which executed the foregoing instrument; and they acknowledged to me that they signed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, being authorized so to do, and that the corporate seal affixed thereto is the seal of said corporation.

WITNESS my hand and official seal the day and year in this certificate above written.

Randy R. Usher  
Notary Public in and for the  
State of Oregon

My Commission expires: 2-1-91

STATE OF OREGON )  
 ) ss.  
COUNTY OF MULTNOMAH )

On this \_\_\_\_ day of \_\_\_\_\_, 1987, before me, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me known to be the \_\_\_\_\_ and \_\_\_\_\_ respectively, of LONE STAR INDUSTRIES, INC., the corporation named in and which executed the foregoing instrument; and they acknowledged to me that they signed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, being authorized so to do, and that the corporate seal affixed thereto is the seal of said corporation.

WITNESS my hand and official seal the day and year in this certificate above written.

\_\_\_\_\_  
Notary Public in and for the  
State of Oregon

My Commission expires:

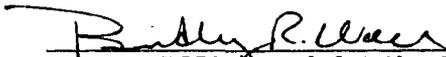
Acknowl.LS3



STATE OF OREGON       )  
                              ) ss.  
COUNTY OF MULTNOMAH )

On this 7th day of April, 1987, before me, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Arthur A. Riedel, to me known to be the person named in and which executed the foregoing instrument; and he acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 7th day of April, 1987.

  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State  
of Oregon  
My Commission Expires: 2-1-91

8704081470

8704081470

EXHIBIT A

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 24 NORTH, RANGE 4, EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 89°23'29" WEST ALONG THE NORTH LINE OF SAID SECTION 30, 16.45 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE LEFT BANK OF THE DUWAMISH RIVER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 38°29'25" WEST 211.96 FEET; THENCE SOUTH 28°36'53" WEST 227.83 FEET TO THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, JOSEPH R. MCLAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON, EXTENDED WESTERLY; THENCE NORTH 21°14'08" WEST 168.71 FEET; THENCE NORTH 43°00'00" WEST 83.00 FEET; THEN NORTH 29°53'50" EAST 272.99 FEET; THENCE NORTH 46°29'18" EAST 125.00 FEET; THEN NORTH 61.15 FEET ALONG A LINE PARALLEL WITH AND 132.00 FEET WESTERLY OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 4740721 AND 465381, AS PROVIDED BY THE CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492; THENCE NORTH 89°23'29" EAST 132.00 FEET ALONG A LINE PARALLEL WITH AND 237.34 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 19, TO A POINT ON THE SAID WEST MARGIN OF 1ST AVENUE SOUTH; THENCE SOUTH ALONG SAID WEST MARGIN OF 1ST AVENUE SOUTH 237.25 FEET TO A POINT ON THE SAID GOVERNMENT MEANDER LINE; THENCE SOUTH 35°52'24" WEST ALONG SAID MEANDER LINE 0.12 FEET, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 4, EAST, W.M., IN KING COUNTY, WASHINGTON, LYING BETWEEN THE SOUTHEASTERLY BOUNDARY OF SAID TRACT AND THE NORTHWESTERLY BOUNDARY OF JOSEPH R. MC. LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, AND NORTHERLY OF THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, OF SAID ADDITION, EXTENDED WESTERLY, EXCEPT ANY PORTION THEREOF LYING WITHIN SAID JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE;

AND LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 34, ALL IN JOSEPH R. MCLAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID LOTS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, FOR

STREET PURPOSES BY ORDINANCE NOS. 82138, 82137, 82492 OF  
THE CITY OF SEATTLE.

8704081470

Parcel ~~11~~ II (?)

TICOR TITLE INSURANCE COMPANY  
1006 WESTERN AVE., S200, SEATTLE, WA 98104

*D. Harbo*

*A363233 DR*

MEMORANDUM OF LEASE

This Memorandum of Lease, is made this 7<sup>th</sup> day of April, 1987, by and between ARTHUR A. RIEDEL ("Landlord") and LONE STAR INDUSTRIES, INC., a Delaware corporation ("Tenant").

8704081471

A. Landlord and Tenant have executed that certain unrecorded Lease of even date herewith (the "Lease"), the terms and conditions of which Lease are incorporated herein by reference, and pursuant to which Landlord leased to Tenant the property commonly known as 6333 First Avenue South, Seattle, King County, Washington, as more particularly set forth in Exhibit A, attached hereto and incorporated herein by reference (the "Premises").

B. The Lease is for an original term of five (5) years, commencing on the date hereof and expiring on the fifth anniversary hereof.

C. The Lease provides that Tenant an "Option to Purchase" as more specifically set forth in the Lease.

D. Landlord and Tenant desire to record a Memorandum of Lease, setting forth the material terms thereof and clarifying the description of the Premises covered thereby.

NOW, THEREFORE, in consideration of good and valuable consideration, Landlord and Tenant agree as follows:

1. Term. The Lease is for a term of five (5) years, beginning April 8<sup>th</sup>, 1987 and terminating April 7<sup>th</sup>, 1990.

2. Tenant's Option to Purchase. Reference is made to section 18 of the Lease, in which Tenant is granted an option to purchase the Premises. In relevant part, the section provides:

"(a) During the first Lease Years, Tenant shall have the option to purchase the Premises for Two Million Five Hundred Thousand Dollars (\$2,500,000).

(b) During the remaining four Lease Years, Tenant shall have an option to purchase the Premises for the fair market value of the Premises but not less than Two Million Five Hundred Thousand Dollars (\$2,500,000).

KING COUNTY  
NO EXCISE TAX  
APR 8 1987  
E0934749

3. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation, and it shall not be construed as an amendment or modification of the Lease.

87-04-00 #1471 A  
REC'D F 8.00  
CASHL \*\*\*\*\*8.00

ARTHUR A. RIEDEL

*Arthur A. Riedel*

LONE STAR INDUSTRIES, INC.

By *[Signature]*  
Its CR. U.P.

By *[Signature]*  
Its ASST. SEC.

8704081471

APR 8 4 33 PM '87  
BY THE CLERK OF  
RECORDS & DEEDS  
KING COUNTY

RECEIVED THIS DAY

8704081471

STATE OF Oregon )  
COUNTY OF Multnomah ) ss.

On this 7<sup>th</sup> day of April, 1987, before me, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Arthur A. Riedel, to me known to be the person named in and which executed the foregoing instrument; and he acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 7<sup>th</sup> day of April, 1987.

Reed R. [Signature]  
NOTARY PUBLIC in and for the State  
of Oregon  
residing at \_\_\_\_\_  
My commission expires: 2-1-91

STATE OF Chew )  
COUNTY OF Mont ) ss.

On this 7 day of April, 1987, before me, a Notary Public in and for the State of Chew, duly commissioned and sworn, personally appeared [Signature] and August Hampton to me known to be the Secy and Asst Secy, respectively, of LONE STAR INDUSTRIES, INC., the corporation named in and which executed the foregoing instrument; and they acknowledged to me that they signed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, being authorized to do so, and that the corporate seal affixed thereto is the seal of said corporation.

WITNESS my hand and official seal this 7 day of April, 1987.

[Signature]  
NOTARY PUBLIC in and for the State  
of Chew  
residing at Mont  
My commission expires: 8-1-88

EXHIBIT A

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 24 NORTH, RANGE 4, EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 89°23'29" WEST ALONG THE NORTH LINE OF SAID SECTION 30, 16.45 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE LEFT BANK OF THE DUWAMISH RIVER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 38°29'35" WEST 211.96 FEET; THENCE SOUTH 28°36'53" WEST 22.83 FEET TO THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON, EXTENDED WESTERLY; THENCE NORTH 21°14'08" WEST 168.71 FEET; THENCE NORTH 43°00'00" WEST 83.00 FEET; THENCE NORTH 29°53'50" EAST 272.99 FEET; THENCE NORTH 46°29'18" EAST 125.00 FEET; THENCE NORTH 61.15 FEET ALONG A LINE PARALLEL WITH AND 132.00 FEET WESTERLY OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 470721 AND 465381, AS PROVIDED BY THE CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492; THENCE NORTH 89°23'29" EAST 132.00 FEET ALONG A LINE PARALLEL WITH AND 237.34 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 19, TO A POINT ON THE SAID WEST MARGIN OF 1ST AVENUE SOUTH; THENCE SOUTH ALONG SAID WEST MARGIN OF 1ST AVENUE SOUTH 237.25 FEET TO A POINT ON THE SAID GOVERNMENT MEANDER LINE; THENCE SOUTH 35°52'24" WEST ALONG SAID MEANDER LINE 0.12 FEET, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 4, EAST, W.M., IN KING COUNTY, WASHINGTON, LYING BETWEEN THE SOUTHEASTERLY BOUNDARY OF SAID TRACT AND THE NORTHWESTERLY BOUNDARY OF JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, AND NORTHERLY OF THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, OF SAID ADDITION, EXTENDED WESTERLY, EXCEPT ANY PORTION THEREOF LYING WITHIN SAID JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE;

AND LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 34, ALL IN JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID LOTS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, FOR STREET PURPOSES BY ORDINANCE NOS. 82138, 82137, 82492 OF THE CITY OF SEATTLE.

8704081471

*Unsure*

Parcel 15 or 11

TICOR TITLE INSURANCE COMPANY  
1006 WESTERN AVE. S200. SEATTLE, WA 98104

D. Harbo

A363233 DR

MEMORANDUM OF LEASE

This Memorandum of Lease, is made this 15 day of April, 1987, by and between ARTHUR A. RIEDEL ("Landlord") and LONE STAR INDUSTRIES, INC., a Delaware corporation ("Tenant").

A. Landlord and Tenant have executed that certain unrecorded Lease of even date herewith (the "Lease"), the terms and conditions of which Lease are incorporated herein by reference, and pursuant to which Landlord leased to Tenant the property commonly known as 6333 First Avenue South, Seattle, King County, Washington, as more particularly set forth in Exhibit A, attached hereto and incorporated herein by reference (the "Premises").

B. The Lease is for an original term of five (5) years, commencing on the date hereof and expiring on the fifth anniversary hereof.

C. The Lease provides that Tenant an "Option to Purchase" as more specifically set forth in the Lease.

D. Landlord and Tenant desire to record a Memorandum of Lease, setting forth the material terms thereof and clarifying the description of the Premises covered thereby.

NOW, THEREFORE, in consideration of good and valuable consideration, Landlord and Tenant agree as follows:

1. Term. The Lease is for a term of five (5) years, beginning April 8th, 1987 and terminating April 7th, 1990.

2. Tenant's Option to Purchase. Reference is made to section 18 of the Lease, in which Tenant is granted an option to purchase the Premises. In relevant part, the section provides:

"(a) During the first Lease Years, Tenant shall have the option to purchase the Premises for Two Million Five Hundred Thousand Dollars (\$2,500,000).

(b) During the remaining four Lease Years, Tenant shall have an option to purchase the Premises for the fair market value of the Premises but not less than Two Million Five Hundred Thousand Dollars (\$2,500,000).

3. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation, and it shall not be construed as an amendment or modification of the Lease.

KING COUNTY  
NO EXCISE TAX

APR 8 1987

E0934749

87 04 08 #1471 R  
RECO F 8.00  
CASHL \*\*\*8.00

8704081471

A 363233 11/10

ARTHUR A. RIEDEL

*Arthur A. Riedel*

LONE STAR INDUSTRIES, INC.

By *[Signature]*  
Its CR. V.P.

By *[Signature]*  
Its Asst. Sec.

8704081471

APR 8 4 31 PM '87  
BY THE CLERK OF  
RECORDS AND DEEDS  
KING COUNTY

RECEIVED THIS DAY

FILED FOR RECORD AT REQUEST OF  
SAFECO TITLE INSURANCE COMPANY  
2015 4th AVENUE, SEATTLE, WA 98121

9<sup>00</sup> 453787 DL

**MEMORANDUM OF LEASE**

This Memorandum of Lease, is made as of this 14th day of April, 1987, by and between **LONE STAR INDUSTRIES**, a Delaware corporation ("Landlord"), and **ASH GROVE CEMENT WEST, INC.**, a Delaware corporation ("Tenant").

A. Landlord and Tenant have executed that certain unrecorded Lease dated as of April 14, 1987, (the "Lease"), the terms and conditions of which Lease are incorporated herein by reference, and pursuant to which Landlord leased to Tenant a parcel of land and improvements situated in King County, State of Washington as more particularly set forth in Exhibit A attached hereto and incorporated herein by this reference (the "Premises").

B. The Lease is for an original term of seven (7) years, commencing on April 14, 1987 and expiring on April 30, 1994.

C. Landlord and Tenant desire to record a Memorandum of Lease, setting forth the material terms thereof and clarifying the description of the Premises covered thereby.

NOW, THEREFORE, in consideration of good and valuable consideration, Landlord and Tenant agree as follows:

1. Term. The Lease is for a term of seven (7) years, beginning April 14, 1987, and terminating April 30, 1994.

2. Renewal. The Lease contains options to renew the Lease for four (4) Renewal Terms of three (3) years each, upon the proper notice given in accordance with the terms of the Lease.

3. Right of First Opportunity. The Lease grants Tenant the Right of First Opportunity to Purchase the Premises on the terms and conditions set forth in the Lease.

8704141784

87/04/14  
RECD F  
CRSHSL

91784 A  
9.00  
11

4. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation, and it shall not be construed as an amendment or modification of the Lease.

LONE STAR INDUSTRIES, INC.  
a Delaware corporation

ASH GROVE CEMENT WEST, INC.  
a Delaware corporation

By [Signature]  
Its J. K. V. P.

By George M. [Signature]  
Its [Signature]

Attest: Kurt V. Blumhagen  
Its Asst Secy

Attest: Emal W. White  
Its V. P. - Treasurer

STATE OF OREGON )  
COUNTY OF Multnomah ) ss.

On this 13<sup>th</sup> day of April, 1987, before me, a Notary Public in and for the State of OREGON, duly commissioned and sworn, personally appeared John J. Martin and Kurt V. Blumhagen to me known to be the Sec. Vice President and Asst. Secretary, respectively, of LONE STAR INDUSTRIES, INC., the corporation named in and which executed the foregoing instrument; and they acknowledged to me that they signed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, being authorized to do so, and that the corporate seal affixed thereto is the seal of said corporation.

WITNESS my hand and official seal this 13<sup>th</sup> day of April,



Soa Roller  
NOTARY PUBLIC in and for the State of Oregon  
residing at Tacoland  
My commission expires: 7/4/87

STATE OF Oregon )  
COUNTY OF Multnomah ) ss.

On this 13<sup>th</sup> day of April, 1987, before me, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared George M. [Signature] and [Signature], to me known to be the President and [Signature], respectively, of ASH GROVE CEMENT WEST, INC., the corporation named in and which executed the foregoing instrument;

8704141784

and they acknowledged to me that they signed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, being authorized to do so, and that the corporate seal affixed thereto is the seal of said corporation.

WITNESS my hand and official seal this 13<sup>th</sup> day of April, 1987.



Lillie M. Nickles  
NOTARY PUBLIC in and for the State  
of Oregon  
residing at Forest Cove  
My commission expires: 11/87

3704141784

RECORDED THIS DAY

APR 10 3 50 PM '87

BY THE  
RECORDING  
OFFICE

8704141784

PARCEL A

That portion of the southwest quarter and the southeast quarter of Section 19, Township 24 North, Range 4 East, W.M. in King County, Washington described as follows:

Commencing at the center of said Section 19; thence south  $00^{\circ}24'18''$  east along the quarter section line, a distance of 1303.09 feet to the True Point of Beginning; thence north  $89^{\circ}42'22''$  west, a distance of 180.79 feet to the easterly line of West Marginal Way; thence south  $10^{\circ}25'13''$  east along said easterly line, a distance of 51.69 feet; thence south  $88^{\circ}38'30''$  east, a distance of 185.22 feet to a metal fence post as existed on January 11, 1985; thence south  $38^{\circ}14'58''$  east, a distance of 287.73 feet to a metal fence post; thence south  $00^{\circ}38'23''$  east, a distance of 16.22 feet; thence north  $87^{\circ}14'06''$  east, a distance of 277.43 feet; thence north  $89^{\circ}33'44''$  east, a distance of 241.00 feet; thence south  $00^{\circ}25'31''$  east, a distance of 18.36 feet; thence north  $89^{\circ}34'29''$  east, a distance of 207.73 feet; thence south  $19^{\circ}35'39''$  east, a distance of 412.87 feet to the north line of an easement for ingress and egress; thence north  $89^{\circ}31'42''$  east along said north line, a distance of 102.20 feet to the westerly margin of the Duwanish Waterway thence north  $19^{\circ}35'39''$  west along said westerly margin, a distance of 572.48 feet; thence south  $89^{\circ}31'51''$  west, a distance of 180.39 feet; thence north  $00^{\circ}28'09''$  west, a distance of 154.78 feet; thence south  $89^{\circ}31'51''$  west, a distance of 785.04 feet to the True Point of Beginning.

Parcel B:

An easement and right-of-way for non-exclusive use for ingress and egress for all manner and kind of vehicular and foot traffic, as established by instrument recorded September 17, 1973 under Recording No. 7309170316, over,

EXHIBIT A



EXHIBIT "A"

PROPERTY SCHEDULE

Parcel A:

That portion of the Southwest quarter and the Southeast quarter of Section 19, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

BEGINNING at the center of said Section 19;  
thence South 00°24'18" East 1,303.09 feet, along the quarter section line, to the TRUE POINT OF BEGINNING;  
thence North 89°42'22" West, a distance of 181.22 feet, to the Easterly margin of West Marginal Way, as established under King County Superior Court Cause No. 128924;  
thence South 10°25'07" East, along said Easterly margin, a distance of 734.46 feet;  
thence South 89°42'22" East, a distance of 53.50 feet, to the West line of Government Lot 6 in said Section 19;  
thence North 89°31'42" East, a distance of 1,162.82 feet, to the Westerly margin of the Duwamish Waterway;  
thence North 19°35'39" West, along said Westerly margin, a distance of 600 feet;  
thence South 89°31'51" West, a distance of 180.39 feet;  
thence North 00°28'09" West, a distance of 154.78 feet;  
thence South 89°31'51" West, a distance of 785.01 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion thereof described as follows:

BEGINNING at the center of said Section 19;  
thence South 00°24'18" East, a distance of 2,024.80 feet, along said quarter section line to the TRUE POINT OF BEGINNING;  
thence North 89°31'42" East, a distance of 1,162.82 feet, to the Westerly margin of the Duwamish Waterway;  
thence North 19°35'39" West, along said Westerly margin, a distance of 27.52 feet;  
thence South 89°31'42" West, a distance of 1,211.69 feet, to the Easterly margin of West Marginal Way, as established under King County Superior Court Cause No. 128924;  
thence South 10°25'07" East along said Easterly margin, a distance of 25.65 feet;  
thence South 89°42'22" East, a distance of 53.50 feet to the TRUE POINT OF BEGINNING.

Parcel B:

An easement and right-of-way for non-exclusive use for ingress and egress for all manner and kind of vehicular and foot traffic, as established by instrument recorded September 17, 1973 under Recording No. 7309170316, over, along, upon and across that portion of the Southwest quarter and the Southeast quarter of Section 19, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

BEGINNING at the center of said Section 19;  
thence South 00°24'18" East, a distance of 2,024.80 feet, along said quarter section line to the TRUE POINT OF BEGINNING;  
thence North 89°31'42" East, a distance of 1,162.82 feet, to the Westerly margin of the Duwamish Waterway;  
thence North 19°35'39" West, along said Westerly margin, a distance of 27.52 feet;  
thence South 89°31'42" West, a distance of 1,211.69 feet, to the Easterly margin of West Marginal Way, as established under King County Superior Court Cause No. 128924;  
thence South 10°25'07" East along said Easterly margin, a distance of 25.65 feet;  
thence South 89°42'22" East, a distance of 53.50 feet to the TRUE POINT OF BEGINNING.

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EXHIBIT "A"  
Page 2

Parcel C:

Easements and rights-of-way for railroad spur tracks and appurtenances thereto as established by instruments recorded April 10, 1944 in Volume 2218 of Deeds, page 502, under Recording No. 3379020, recorded April 10, 1944 in Volume 2215 of Deeds, page 504, under Recording No. 3379021, and recorded April 27, 1944 in Volume 2224 of Deeds, page 301, under Recording No. 3383330; together with the right to extend said easements to the North line of the South 16.83 feet of Government Lot 7 in Section 19, Township 24 North, Range 1 East, W.M., as reserved in instrument recorded December 21, 1964 under Recording No. 5824664.

SUBJECT ONLY TO THE FOLLOWING "PERMITTED EXCEPTIONS":

1. Easement, including its terms, covenants and provisions as disclosed by Judgment on Verdicts;  
Entered: March 11, 1919 in King County Superior Court  
Cause No.: 128924  
Ordinance No.: 38205  
For: Charging and establishing street grades  
Affects: That portion of said premises abutting West Marginal Way South

2. Easement, including its terms, covenants and provisions as disclosed by instrument;  
In favor of: NORTHERN PACIFIC RAILWAY COMPANY  
Recorded: October 20, 1942  
Recording No.: 3271917  
For: Railroad purposes (spur track)  
Affects: A strip of land 17 feet in width across a portion of said premises and other property

The exact location and extent of said easement cannot be determined.

3. Easement disclosed on King County assessor's map;  
For: Railroad purposes  
Affects: The Westerly 17 feet of said premises and other property

4. Agreement, including its terms, covenants and provisions;  
Between: KAISER CEMENT AND CYPSON COMPANY; and  
CITY OF SEATTLE  
Recorded: April 16, 1975  
Recording No.: 7504160555  
For: Release of damages resulting from construction of a side sewer to connect a portion of said premises at a grade less than the minimum grade of (2%) two per cent required by Ordinance No. 97016, as amended, of the City of Seattle

5. Covenants, conditions and restrictions contained in instrument;  
Recorded: September 17, 1973  
Recording No.: 7309170316

The same are as follows:

That the Premises will be utilized for industrial purposes and that such use will initially be made by Grantee or by other members of the KAISER family of companies, their subsidiaries or affiliates, and will include utilization of improvements and developments heretofore made on the premises by Grantee. Grantee hereby warrants that costs exceeding FOUR MILLION DOLLARS (\$4,000,000.00) were incurred in the construction of cement silos and other waterborne finished cement handling, loading and docking facilities; and

That the Premises will be devoted continuously to the uses specified in this instrument, except in the event of unavoidable interruption, in a manner intended generally to benefit and stimulate commercial activity within the Lower Duwamish Industrial Development District and King County, Washington. In furtherance of the foregoing Grantee covenants that maritime transportation both for the movement of materials to the premises and for the shipment of materials from the Premises shall be employed except during such times as such transportation may be economically unfeasible or contrary to the primary objectives set forth in the preceding sentence and subparagraph; and

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REAL ESTATE CONTRACT

THIS CONTRACT made and entered into this 15<sup>th</sup> day of MAY, 1969, by and between the PORT OF SEATTLE, a Washington Municipal Corporation hereinafter called the "Seller" and KAISER CEMENT & GYPSUM CORPORATION, a California Corporation hereinafter called "Purchaser",

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**W I T N E S S E T H:**

WHEREAS, after advertised and published public notice dated July 25, 1968, Seller held on August 13, 1968, a public hearing on the advisability of a sale of Seller's interest in certain real property in the City of Seattle, King County, Washington, all in accordance with RCW 53.25.120; and

WHEREAS, in accordance with RCW 53.25.130 at that hearing on August 13, 1968, Seller by its Resolution No. 2274 (entered into its official records) authorized the sale of that real property pursuant to RCW Chapter 53.25, and that Resolution has not been the subject of Court Proceedings under RCW 53.25.110; and

WHEREAS, in accordance with RCW 53.25.120, .140 and .150 Purchaser in response to Seller's Invitation For Bids (dated December 16, 1968, and thereafter advertised and published) submitted a timely bid on January 7, 1969, for that real property stating the use which it intended to make of that real property, with a ten percent (10%) down payment accompanying that bid and plans and specifications acceptable to Seller for Purchaser's development of the property being timely filed thereafter; and

WHEREAS, Seller has determined in accordance with RCW 53.25.110 that the sale of its interest in the real property described herein on the terms and conditions set forth herein is in the best interest of the Lower Duwamish Industrial Development District and the people thereof and in furtherance of Seller's general plan of harbor improvements and industrial development in King County, Washington;

NOW, THEREFORE, in consideration of their mutual promises Seller hereby agrees to sell to Purchaser and Purchaser hereby agrees to purchase from Seller, on the terms and conditions noted below the following described real property with appurtenances subject to the following encumbrances and restrictions as to use:

AA

additional sheets

AA

M J R...  
By

(a) DESCRIPTION:

That portion of the Southwest Quarter and the Southeast quarter of Section 19, Township 24 North, Range 4, East, W.M., in King County, Washington, described as follows:

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Beginning at the center of said section 19; thence South 0°24'18" East 1303.09 feet along the quarter section line to the true point of beginning; thence North 89°42'22" West 181.22 feet to Easterly line of West Marginal Way; thence South 10°25'07" east along said easterly line 734.46 feet; thence south 89°42'22" east 53.50 feet to the west line of Government Lot 6 in said section; thence north 89°31'42" east 1162.82 feet; thence north 19°35'39" west, 600 feet along the west margin of Duwamish Waterway; thence south 89°31'51" west 180.39 feet thence north 0°28'09" west 154.78 feet; thence south 89°31'51" west 785.01 feet to the true point of beginning;

EXCEPT that portion thereof described as follows:

*Parcel B  
SWD  
9,042,616,394  
4/26/91*

Beginning at the center of said section 19; thence south 0°24'18" east 2024.80 feet along said quarter section line to the true point of beginning; thence north 89°31'42" east, 1162.82 feet to the westerly margin of the Duwamish River; thence north 19°35'39" west along said westerly margin 27.52 feet; thence south 89°31'42" west 1211.69 feet to the easterly margin of West Marginal Way Southwest; thence south 10°25'07" east along said easterly margin 25.65 feet; thence south 89°42'22" east, 53.50 feet to the true point of beginning.

TOGETHER WITH a perpetual easement and right-of-way for non-exclusive use for ingress and egress for all manner and kind of vehicular and foot traffic, over, along, upon and across the excepted area legally described in the preceding subparagraph, which easement shall be and remain an easement appurtenant to the property above described in the preceding main paragraph; and

*TH*

TOGETHER WITH perpetual easement rights acquired from Duwamish Shipyards, Inc. (as Purchaser under Contract No. 7229 from King County, Washington) by Easement Deed dated November 12, 1943, filed April 10, 1944, as recorded on page 504, Volume 2218 of Deeds, King County, Washington, and acquired from King County (as Seller under that Contract No. 7229) by Easement Deed dated April 24, 1944, recorded on page 301, Volume 2224 of Deeds, King County, Washington; and

*ts.*

TOGETHER WITH easement rights acquired from General Construction Company, Seattle, Washington, by Easement Deed dated November 12, 1943, as recorded April 10, 1944, in Volume 2218 of Deeds, page 502 in King County, Washington.

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TOGETHER WITH the spur track easement rights reserved to the Port of Seattle, its successors and assigns, in that certain Deed dated December 11, 1964, and recorded December 21, 1964, under Auditor's File No. 5824664, to extend the easements referred to in the two preceding paragraphs across the North 41.25 feet of the South 58.09 feet of Government Lot 7, Section 19, Township 24 North, Range 4 East, W.M., in King County, Washington.

(b) Subject to following exceptions:

(1) Liability for any and all taxes and assessments against the above-described property pursuant to RCW 53.08.092 accruing on and after date of this contract.

(2) Easement granted by the United States of America, Department of the Army to the Northern Pacific Railway Company for a period of twenty-five (25) years to construct, maintain and operate railroad trackage, dated October 11, 1956, and recorded December 6, 1956, in Volume 3635 of Deeds at pages 321-323 under King County Auditor's File No. 4754501.

(3) Easement granted to the Northern Pacific Railway Company for railway purposes dated March 31, 1942, and recorded in Volume 2086 of Deeds at page 619, records of King County Auditor.

(4) Lease by Port of Seattle to Kaiser Cement & Gypsum Corporation dated January 1, 1965 (a Memorandum of which was recorded under King County Auditor's File No. 5854049) as that Lease is amended by paragraph 3 below.

take possession of the real estate; and no waiver by the Seller of any default on the part of the Purchaser shall be construed as a waiver of any subsequent default.

(b) Service upon Purchaser of all demands, notices or other papers with respect to forfeiture and termination of Purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the Purchaser at Kaiser Center, 300 Lakeside Drive, Oakland, California, Attention of the Controller.

13. (a) Upon Seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the prevailing party shall be entitled to a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

(b) If the Seller shall bring suit to procure an adjudication of the termination of the Purchaser's rights hereunder, and judgment is so entered, the Purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties have signed this Contract as of the date first stated above, which is the closing date.

PORT OF SEATTLE

BY: *John W. ...*  
Its President

(CORPORATE SEAL)

ATTEST:

BY: *Minna H. ...*  
Its Secretary

KAISER CEMENT & GYPSUM CORPORATION

BY: *John ...*  
Its Vice President

(CORPORATE SEAL)

ATTEST:

BY: *John H. ...*  
Its Assistant Secretary

State of Washington }  
County of King } ss.

On this 17<sup>th</sup> day of May, 1969, before me, the undersigned notary public in and for the State of Washington, duly commissioned and sworn, personally appeared

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John M. Hayden and Minor H. Butler

, to me known to be the President and Secretary, respectively, of the Port Commission of the PORT OF SEATTLE, a municipal corporation, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were duly authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.

Robert C. Martin  
Notary Public in and for the State of Washington, residing at Seattle.

State of CALIFORNIA }  
County of ALAMEDA } ss.

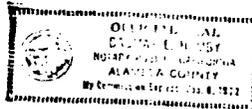
On this 29th day of April, 1969, before me personally appeared

J. M. GAROUTTE and JOHN H. BOSCHE

, to me known to be the Vice President and the Assistant Secretary, respectively, of the corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Ragnar & Family  
Notary Public in and for the State of California residing at Oakland



*Handwritten initials*

**QUITCLAIM DEED**

The UNITED STATES OF AMERICA, acting by and through the Administrator of General Services under and pursuant to the powers and authority contained in applicable provisions of the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, and regulations and orders promulgated thereunder (hereinafter designated as "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable consideration, does hereby convey and quitclaim to the PORT OF SEATTLE, a municipal corporation of the State of Washington, (hereinafter designated as "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property (hereinafter designated as "Property") situated in King County, State of Washington:

That property acquired from W. A. Carlisle and W. A. Carlisle, Jr. and Henri W. Carlisle by Statutory Warranty Deed dated July 27, 1943, filed July 27, 1943, recorded on Page 244, Volume 2150 of Deeds, King County, Washington.

TOGETHER WITH improvements located therein. Except that no items of production equipment, machinery or tools are included in this conveyance.

TOGETHER WITH:

1. Easement rights acquired from Duwamish Shipyards, Inc. as Contract Purchaser from King County, Washington under Contract No. 7229 by Easement Deed dated November 12, 1943, filed April 10, 1944, as recorded on Page 504, Volume 2218 of Deeds, King County, Washington and deed dated April 24, 1944, recorded on Page 301, Volume 2224 of Deeds, King County, Washington.
2. Easement rights acquired from General Construction Company, Seattle, Washington by Easement Deed dated November 12, 1943, as recorded April 10, 1944 in Volume 2218, Page 502, records of King County, Washington.

SUBJECT TO:

Easement granted to the Northern Pacific Railway Company for railway purposes dated March 31, 1942, recorded in Volume 2036 of Deeds, Page 619, King County, Washington.

Easement granted by the Department of the Army to the Northern Pacific Railway Company dated October 11, 1956 for a period of 25 years to construct, maintain, and operate railroad trackage.

Easements of record, if any.



3325310

STATUTORY WARRANTY DEED

THE GRANTORS, W. A. CARLISLE and W. A. CARLISLE, JR., a bachelor, each an undivided one-half interest as their separate estates, and HENRI W. CARLISLE, wife of W. A. CARLISLE, for and in consideration of ONE HUNDRED SEVENTY-SEVEN THOUSAND (\$177,000.00) DOLLARS, in hand paid, convey and warrant to UNITED STATES OF AMERICA and its assigns the following described real estate, situated in the County of King, State of Washington:



That portion of government lots six (6) and seven (7), and of the southwest quarter of section nineteen (19), township twenty-four (24) north, range four (4) east, W.M., described as follows: Beginning on the west line of said government lot 7 at a point which is 58.08 feet north of the northwest corner of said government lot 6; thence west 185 feet, more or less, to the easterly line of West Marginal Way; thence southeasterly along said West Marginal Way line 770 feet, more or less, to a point which is 704.88 feet south and 55 feet, more or less, west of the northwest corner of said government lot 6; thence east parallel with the north line of said government lot, 645 feet, more or less to the easterly line of said lot; thence northeasterly along said easterly lot line 859.34 feet, more or less, to the southwesterly line of Commercial Waterway No. 1; thence northwesterly along said waterway line 90 feet, more or less, to a point east of the point of beginning; thence west 880 feet, more or less to the point of beginning; together with all easements, hereditaments and appurtenances thereunto belonging, and together with the grantors' interests in and to all railroad rights of way servicing said property, SUBJECT to Easement dated 3/31/42, recorded in Vol. 2086, Deeds, p. 619, Records of County Auditor, King County, Washington.

The grantors hereby convey all their right, title and interest in and to any alleys, streets, ways, strips, or gores, abutting or adjoining the above described land.

HENRI W. CARLISLE, wife of W. A. CARLISLE, has no interest in the above described property, either as her separate property or as her community interest therein, and joins in this conveyance merely to disclaim any interest whatsoever in said property in favor of the grantees.

Dated this 27th day of July, 1943.



W. A. Carlisle (SEAL)
W. A. Carlisle, Jr. (SEAL)
Mrs. W. Carlisle (SEAL)

STATE OF WASHINGTON )
COUNTY OF KING ) ss.

On this day personally appeared before me W. A. CARLISLE and W. A. CARLISLE, JR., and HENRI W. CARLISLE, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness under my hand and official seal this 27th day of July, 1943.

Notary Public in and for the State of Washington, residing at Seattle.

3189458

WARRANTY DEED

The Grantor, WALTER EGLOFF, a single man of Seattle, Washington, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, conveys and warrants to CARLISLE LUMBER COMPANY, a corporation duly organized under and by virtue of the laws of the State of Washington, the following described real estate, situated in the County of King, State of Washington, to-wit:

That portion of the North 352.77 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Nineteen (19), Township Twenty-four (24) North, Range Four (4) East, Willamette Meridian, lying East of West Marginal Way, in Seattle, King County, Washington, -

subject to building and use restrictions of public record, if any.

DATED this 9th day of September, 1941.

Walter Egloff

STATE OF WASHINGTON )
)SS
COUNTY OF KING )

On this day personally appeared before me WALTER EGLOFF, a single man, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of September, 1941.



H. J. Wright
Notary Public in and for the State of Washington, residing at Seattle

